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Sale



7 Pomfret Street
Burnley BB11 4AF

£65,000



Key Features:

- 3 Bedroom End Of Terrace
- Excellent for FTB
- Dining Kitchen
- Modern GFCH & UPVC DG
- Internal Viewing Essential
- Stylish Family Home
- Well Proportioned Lounge
- Modern Family Bathroom
- Neat Enclosed Rear Yard
- 360 Virtual Tour

Tenure: Leasehold
EPC Rating: D
Council Tax Band: A

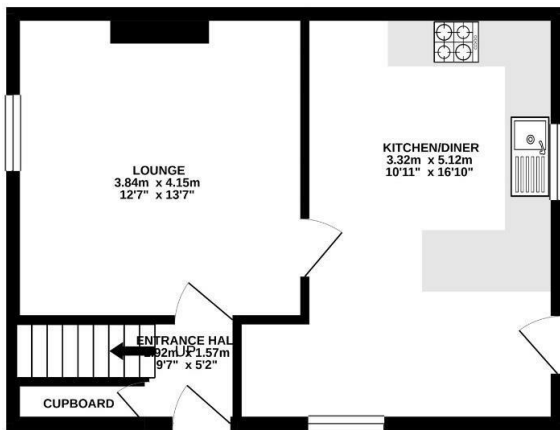


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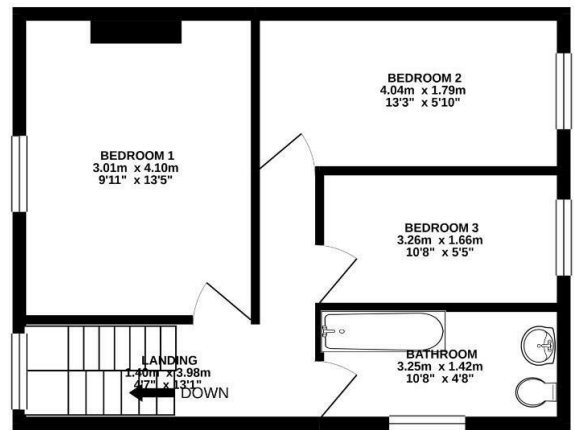
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3 BEDROOM House - Terraced

GROUND FLOOR
38.2 sq.m. (412 sq.ft.) approx.



1ST FLOOR
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 76.5 sq.m. (823 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

Extensively refurbished three bed roomed stone built end of terrace property occupying a convenient location within comfortable walking distance of Burnley Town Centre and numerous local amenities.

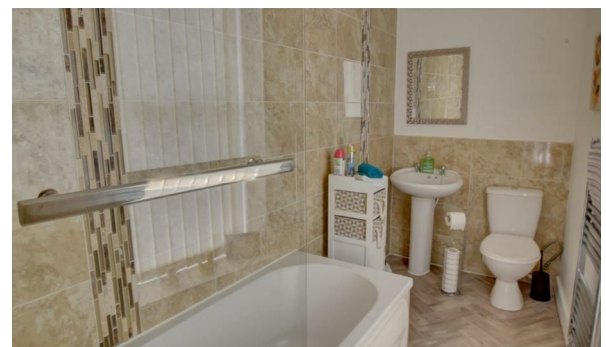
The accommodation is arranged over two floors and comprises briefly on the ground floor of an entrance hallway with useful understairs storage complete with a return staircase ascending to the first floor. The family lounge is well proportioned and positioned to the front of the property. The dining kitchen is generous in size with ample space for dining, the kitchen houses a wrap-a-round arrangement of wall and base units complete with working surfaces and matching breakfast bar.

On the first floor and three bedrooms consisting of a double bedroom positioned to the front and two well proportioned single bedrooms to the rear.

The family bathroom houses a modern three piece suite consisting of a low level w.c, pedestal hand wash basin and panelled bathroom with shower over, glazed screen complete with stylish and practical tiled splash back.

Externally there is a neat Indian stone paved rear yard.

The property present an ideal purchase for first time buyers gaining a foothold on the property ladder or a potential investment opportunity to landlords.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property